

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimates

Facilities Master Plan Update

Middle School Sites

September 2021

School/Site	Age of School	Assmt Rating	A Enroll ment	Repair Cost	Upgrade Cost	B Total Cost	Total Bldg Sq Ft	Cost per Sq Ft	C = B / A Total Cost Per Pupil
<u>Middle Schools</u>									
Bret Harte MS	69	2.4	562	\$8,998,847	\$29,917,979	\$38,916,826	47,232	\$824	\$53,235
Cesar Chavez MS	69	2.0	532	\$9,798,069	\$28,989,349	\$38,787,419	53,148	\$730	\$54,491
Martin Luther King Jr MS	9	4.0	731	\$8,370,972	\$3,672,552	\$12,043,525	92,474	\$130	\$5,024
Ochoa MS	62	2.0	520	\$11,484,736	\$23,991,159	\$35,475,896	66,695	\$267	\$46,137
Winton MS	70	2.9	528	\$3,511,225	\$7,183,609	\$10,694,834	40,065	\$643	\$13,605
Total for all Schools/Sites				\$42,163,850	\$93,754,649	\$135,918,499			



SITE DATA (EXISTING)

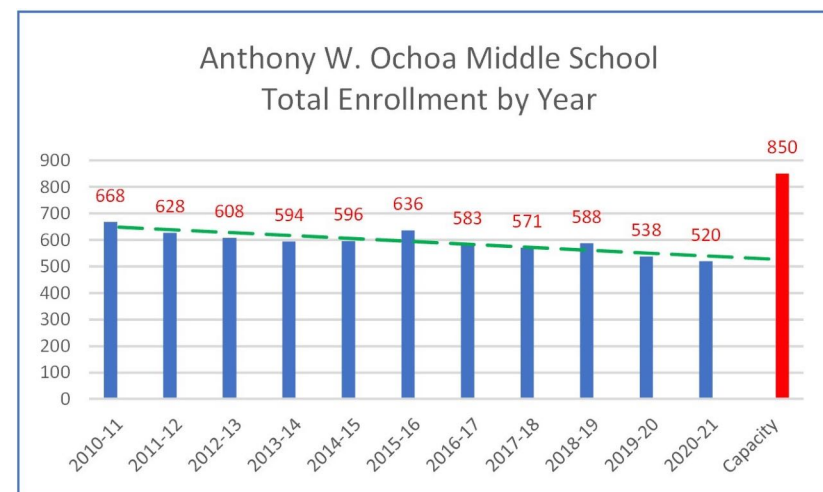
- Original Construction: 1959
- Site Acreage: 23.28
- Total Classrooms: 32
 - Permanent Classrooms: 22
 - Portable Classrooms: 10
- Assessment Rating: 2.0
- Solar PV: 151 kW

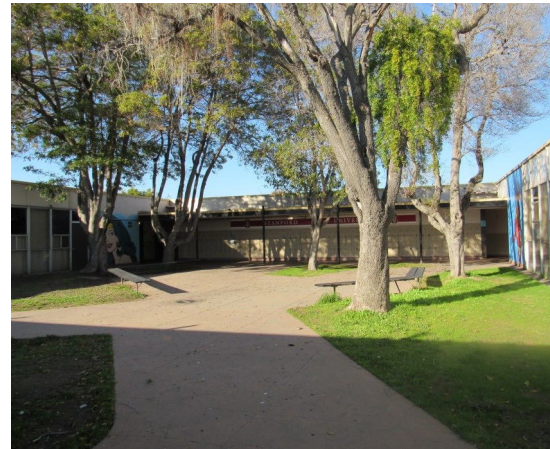
PROGRAMS/SERVICES

- Grades: 7-8
- Advancement Via Individual Determination (AVID)
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- LISTAS
- Bridge to College
- Puente

ENROLLMENT

- Current Enrollment (2021): 520
- Enrollment Capacity: 850







- LEGEND**
- EXISTING PERMANENT BUILDING
 - EXISTING RELOCATABLES
 - EXISTING AUXILIARY STRUCTURE
 - EXISTING PARKING AREA
 - SOLAR PHOTOVOLTAIC STRUCTURE

- KEY**
- ① STUDENT DROP OFF & VISITOR PARKING
 - ② STAFF PARKING
 - ③ ADMINISTRATION
 - ④ MULTI PURPOSE
 - ⑤ LIBRARY
 - ⑥ CLASSROOMS
 - ⑦ HARCOURTS
 - ⑧ SPORTS FIELD
 - ⑨ GARDEN / PLANTER BOXES
 - ⑩ CHABOT COLLEGE
 - ⑪ RANCHO ARROYO PARK

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1959
 SITE ACREAGE: 23.28
 TOTAL CLASSROOMS: 32
 PERMANENT CLASSROOMS: 22
 PORTABLE CLASSROOMS: 10
 ASSESSMENT RATING: 2.0
 SOLAR PHOTOVOLTAIC SYSTEM: 151 kW
 ENROLLMENT (2021): 520
 ENROLLMENT CAPACITY: 850



Summary of Stakeholder Meeting April 14, 2021

Facilities Needs Identified by Stakeholders

- Updated lighting
- Access control at front office
- Outdoor seating area with shade structures
- Additional fencing
- Updated office locks
- Updated security alarm systems
- HVAC, ventilation, air filtration, controllability
- Updated plumbing, 4-5 sinks do not work
- Address flooding damage
- Additional windows in office spaces
- Window modernization, open close properly
- Upgraded and additional exercise facilities
- Updated running track and baseball diamond
- Girls locker modernization
- Campus-wide modernization
- Replace existing portables with new permanent classrooms
- Electrical updates

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated classroom technology



Derivi
Castellanos
Architects



Hayward Unified School District
ANTHONY W. OCHOA MIDDLE SCHOOL

PROPOSED FACILITIES
MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Anthony W. Ochoa Middle School
 FMP Site Meeting Date: 4/14/21

Year of original construction: 1959
 Age of School: 62
 TRi Rating 2019: 1.9
 DCA Rating Update 2021: 2.0
 2021 Enrollment: 520

Total No. of Classrooms: 29
 No. of Permanent Classrooms: 26
 No. of Existing Portables: 3
 No. of Portables to be replaced: 3
 Total Bldg Sq. Ft.: 66,695
 Sq. Ft. of Permanent Bldgs: 63,815
 Sq. Ft. of New Portables/Prefab Classrooms: 2,880
 Site Acreage: 23.28
 Usable Site Sq. Ft.: 947,382

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	63,815	\$7,805,901	\$17,980,076	\$25,785,977	\$404
2	Site Modernization Cost	947,382	\$2,549,177	\$5,031,307	\$7,580,484	\$8
3	Portable Replacement Cost	2,880	\$1,129,658	\$979,776	\$2,109,434	\$732
4	Total Project Cost Estimate	66,695	\$11,484,736	\$23,991,159	\$35,475,896	\$532

Preliminary Implementation Timeline:

- * Design 12 months
- * DSA Approval 5 months
- * Bid Process 2 months
- * Construction 16 months
- * Move-in 1 month

Notes:

- 1 This cost estimate is based on a full modernization scope
- 2 Above figures are Total Project Costs
- 3 See backup sheets for further detail of recommended scope of work and markups
- 4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
- 5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
- 6 Total Building Sq. Ft. includes permanent and portable buildings
- 7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
- 8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plumbing)
- 9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
 Upgrade scope assumes all Repair scope will be completed concurrently
- 10 Projects in-progress, funded by Measure H are not included in above figures
- 11 Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

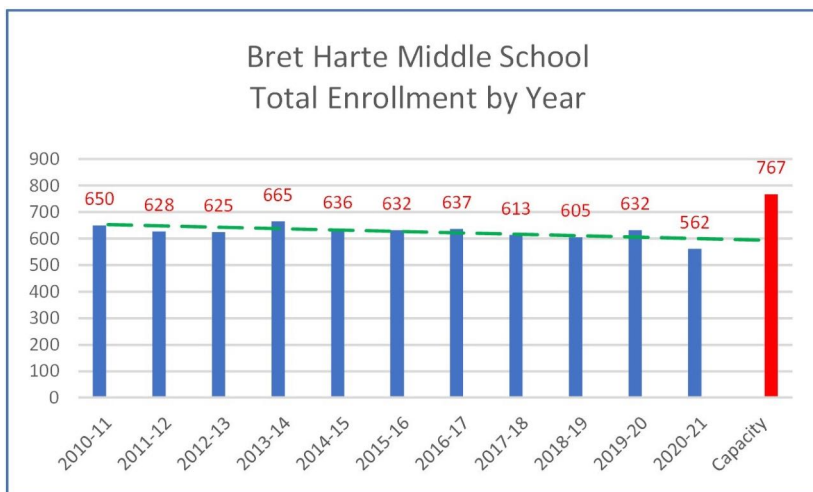
- Original Construction: 1952
- Site Acreage: 23
- Total Classrooms: 28
 - Permanent Classrooms: 27
 - Portable Classrooms: 1
- Assessment Rating: 2.4
- Solar PV: 82 kW

ENROLLMENT

- Current Enrollment (2021): 562
- Enrollment Capacity: 767

PROGRAMS/SERVICES

- Grades: 7-8
- Advancement Via Individual Determination (AVID)
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- LISTAS
- Bridge to College
- Puente
- Regional Occupation Programs (ROP)
- Career Technical Education (CTE)





FMP UPDATE - BRET HARTE MIDDLE SCHOOL — EXISTING CONDITIONS
07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

- ① STUDENT DROP OFF
- ② STAFF & VISITOR PARKING
- ③ ADMINISTRATION
- ④ AUDITORIUM
- ⑤ CAFETERIA
- ⑥ LIBRARY
- ⑦ CLASSROOMS
- ⑧ HARDCOURTS
- ⑨ AMPHITHEATER SEATING
- ⑩ HAYWARD AREA RECREATION AND PARK DISTRICT

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1952
 SITE ACREAGE: 23
 TOTAL CLASSROOMS: 28
 PERMANENT CLASSROOMS: 27
 PORTABLE CLASSROOMS: 1
 ASSESSMENT RATING: 2.4
 SOLAR PHOTOVOLTAIC SYSTEM: 82 KW
 ENROLLMENT (2021): 562
 ENROLLMENT CAPACITY: 767



Summary of Stakeholder Meeting April 9, 2021

Facilities Needs Identified by Stakeholders

- Optimization existing and new spaces
- New music facility
- New nurse's office
- Additional office and conference spaces
- STEAM/engineering classroom modernization
- Gym facilities
- New storage spaces
- Restroom modernization
- Additional staff and student restrooms
- Parking lot signage and gates to control traffic
- Address Hayward Fault impacts, safety
- School site space redesign and additional facilities
- HVAC, ventilation, air filtration, controllability
- Surveillance cameras
- Updated lighting
- Access control at front office
- Outdoor seating area with shade structures

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Electrical updates, additional outlets
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Replace existing portables with new permanent classroom
- Technology infrastructure upgrade (wifi)
- Updated classroom technology
- Windows that open close properly
- Investigate impact of Hayward Fault and Liquefaction Zone running through property, see Section 10 of this Report



Derivi
Castellanos
Architects



Hayward Unified School District
BRET HARTE MIDDLE SCHOOL

PROPOSED FACILITIES
MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Bret Harte Middle School
 FMP Site Meeting Date: 4/09/21

Year of original construction: 1952
 Age of School: 69
 TRi Rating 2019: 2.2
 DCA Rating Update 2021: 2.4
 2021 Enrollment: 562

Total No. of Classrooms: 28
 No. of Permanent Classrooms: 27
 No. of Existing Portables: 1
 No. of Portables to be replaced: 1
 Total Bldg Sq. Ft.: 47,232
 Sq. Ft. of Permanent Bldgs: 46,272
 Sq. Ft. of New Portables/Prefab Classrooms: 960
 Site Acreage: 23.00
 Usable Site Sq. Ft.: 954,648

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	46,272	\$6,553,137	\$24,330,155	\$30,883,291	\$667
2	Site Modernization Cost	954,648	\$2,069,158	\$5,261,232	\$7,330,390	\$8
3	Portable Replacement Cost	960	\$376,553	\$326,592	\$703,145	\$732
4	Total Project Cost Estimate	47,232	\$8,998,847	\$29,917,979	\$38,916,826	\$824

Preliminary Implementation Timeline:

- * Design 12 months
- * DSA Approval 5 months
- * Bid Process 2 months
- * Construction 16 months
- * Move-in 1 month

Notes:

- 1 This cost estimate is based on a full modernization scope
- 2 Above figures are Total Project Costs
- 3 See backup sheets for further detail of recommended scope of work and markups
- 4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
- 5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
- 6 Total Building Sq. Ft. includes permanent and portable buildings
- 7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
- 8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plumbing)
- 9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
 Upgrade scope assumes all Repair scope will be completed concurrently
- 10 Projects in-progress, funded by Measure H are not included in above figures
- 11 Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

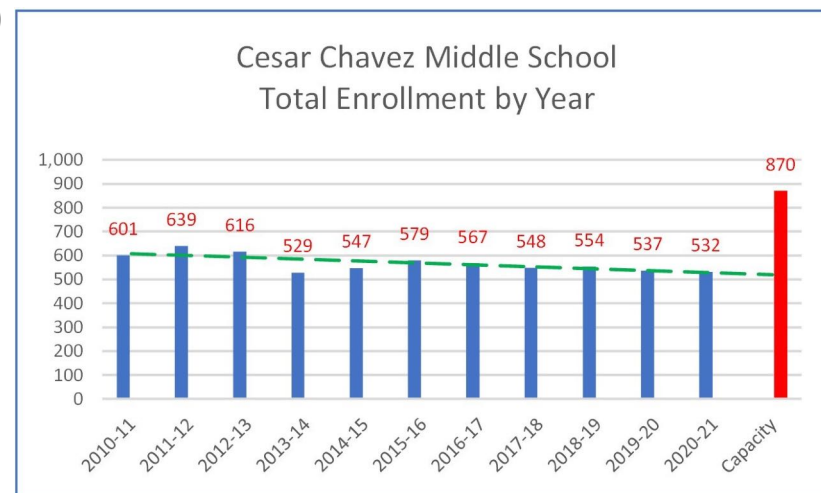
- Original Construction: 1952
- Site Acreage: 13.80
- Total Classrooms: 33
 - Permanent Classrooms: 18
 - Portable Classrooms: 15
- Assessment Rating: 2.2
- Solar PV: 112 kW

ENROLLMENT

- Current Enrollment (2021): 532
- Enrollment Capacity: 870

PROGRAMS/SERVICES

- Grades: 7-8
- Advancement Via Individual Determination (AVID)
- Youth Enrichment Program (YEP) AM & PM
- Gifted and Talented Education (GATE)
- Visual and Performing Arts (VAPA)
- LISTAS
- World House
- Bridge to College





FMP UPDATE - CESAR CHAVEZ MIDDLE SCHOOL — EXISTING CONDITIONS
07 KEY CONSIDERATIONS GOING FORWARD



Derivi Castellanos Architects	HAYWARD UNIFIED SCHOOL DISTRICT	Hayward Unified School District CESAR CHAVEZ MIDDLE SCHOOL	EXISTING CAMPUS PLAN MP-1
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**Summary of Stakeholder Meeting
 April 19, 2021**

Facilities Needs Identified by Stakeholders

- Additional fencing needed at staff parking lot
- Updated safety alarm systems
- Address flooding
- Additional rain shelter
- Roofing in hallways need to be re-done
- Student parking and drop off loop
- City traffic redesign
- Redesign and relocation of multipurpose room
- Upgrade athletic fields
- New physical education gymnasium facility
- Surveillance cameras
- Windows that open close properly

Additional Facilities Improvements Recommended by
 Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Electrical updates, additional outlets
- Hot water in classroom sinks
- HVAC, ventilation, air filtration, controllability
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Replace existing portables with new permanent classroom
- Outdoor seating area with shade structures
- Science, STEM, art specialties (2 classrooms)
- Technology infrastructure upgrade (wifi)
- Updated classroom technology



Hayward Unified School District
 CESAR CHAVEZ MIDDLE SCHOOL

PROPOSED FACILITIES
 MASTER PLAN
 MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Cesar Chavez Middle School
 FMP Site Meeting Date: 4/19/21

Year of original construction: 1952
 Age of School: 69
 TRi Rating 2019: 1.9
 DCA Rating Update 2021: 2.2
 2021 Enrollment: 532

Total No. of Classrooms: 35
 No. of Permanent Classrooms: 35
 No. of Existing Portables: -
 No. of Portables to be replaced: -
 Total Bldg Sq. Ft.: 53,148
 Sq. Ft. of Permanent Bldgs: 53,148
 Sq. Ft. of New Portables/Prefab Classrooms: -
 Site Acreage: 13.80
 Usable Site Sq. Ft.: 547,980

# Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1 Building Modernization Cost (includes all permanent buildings)	53,148	\$7,945,556	\$24,800,710	\$32,746,265	\$616
2 Site Modernization Cost	547,980	\$1,852,514	\$4,188,640	\$6,041,153	\$11
3 Portable Replacement Cost	-	\$0	\$0	\$0	\$0
4 Total Project Cost Estimate	53,148	\$9,798,069	\$28,989,349	\$38,787,419	\$730

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

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- 2 Above figures are Total Project Costs
- 3 See backup sheets for further detail of recommended scope of work and markups
- 4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
- 5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
- 6 Total Building Sq. Ft. includes permanent and portable buildings
- 7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
- 8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plumbing)
- 9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
 Upgrade scope assumes all Repair scope will be completed concurrently
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SITE DATA (EXISTING)

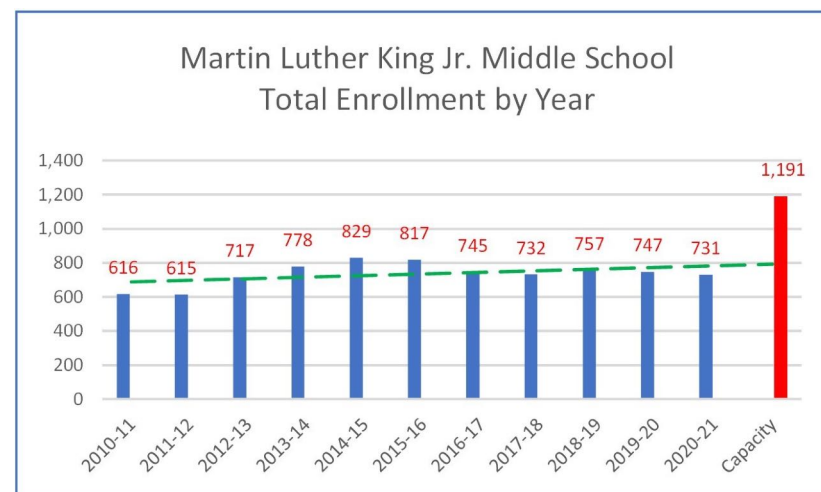
- Original Construction: 2012
- Site Acreage: 15.70
- Total Classrooms: 42
 - Permanent Classrooms: 42
 - Portable Classrooms: 0
- Assessment Rating: 4.0
- Solar PV: 310 kW

ENROLLMENT

- Current Enrollment (2021): 731
- Enrollment Capacity: 1,191

PROGRAMS/SERVICES

- Grades: 7-8
- Advancement Via Individual Determination (AVID)
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- LISTAS
- Bridge to College







LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

- ① STUDENT DROP OFF
- ② STAFF & VISITOR PARKING
- ③ ADMINISTRATION
- ④ MULTI PURPOSE
- ⑤ GYM
- ⑥ CLASSROOMS
- ⑦ HARDCOURTS
- ⑧ SPORTS FIELD
- ⑨ GARDEN / PLANTER BOXES
- ⑩ QUAD
- ⑪ LIBRARY

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 2012
 SITE ACREAGE: 15.7
 TOTAL CLASSROOMS: 42
 PERMANENT CLASSROOMS: 42
 PORTABLE CLASSROOMS: 0
 ASSESSMENT RATING: 4.0
 SOLAR PHOTOVOLTAIC SYSTEM: 310 kW
 ENROLLMENT (2021): 731
 ENROLLMENT CAPACITY: 1,191



**Summary of Stakeholder Meeting
 May 6, 2021**

Facilities Needs Identified by Stakeholders

- Updated lighting and stadium lighting
- Access control at front office
- Outdoor seating area with shade structures
- Additional fencing needed at rear of "A hall"
- Higher fencing on train tracks side
- New safe access points
- Updated fire alarm systems
- Fix blacktop holes and uneven
- Replace gym floor
- HVAC, ventilation, air filtration, controllability
- Proper waste disposal of chemicals
- New paint job for front gate
- Technology infrastructure upgrade (wifi)
- Electrical updates, additional outlets
- Updated classroom technology
- Additional water stations/bottle fillers
- Door replacement in G wing
- Surveillance cameras

Additional Facilities Improvements Recommended by Derivi
 Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Science, STEM, art specialties (2 classrooms)
- Windows that open close properly

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
[Martin Luther King Jr. Middle School](#)
 FMP Site Meeting Date: 5/06/21

Year of original construction: 2012
 Age of School: 9
 TRi Rating 2019: 4.0
 DCA Rating Update 2021: 4.0
 2021 Enrollment: 731

Total No. of Classrooms: 42
 No. of Permanent Classrooms: 42
 No. of Existing Portables: -
 No. of Portables to be replaced: -
 Total Bldg Sq. Ft.: 92,474
 Sq. Ft. of Permanent Bldgs: 92,474
 Sq. Ft. of New Portables/Prefab Classrooms: -
 Site Acreage: 15.70
 Usable Site Sq. Ft.: 591,418

# Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1 Building Modernization Cost (includes all permanent buildings)	92,474	\$7,215,162	\$2,609,614	\$9,824,777	\$106
2 Site Modernization Cost	591,418	\$1,155,810	\$1,062,938	\$2,218,748	\$4
3 Portable Replacement Cost	-	\$0	\$0	\$0	\$0
4 Total Project Cost Estimate	92,474	\$8,370,972	\$3,672,552	\$12,043,525	\$130

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

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- 5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
- 6 Total Building Sq. Ft. includes permanent and portable buildings
- 7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
- 8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plumbing)
- 9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
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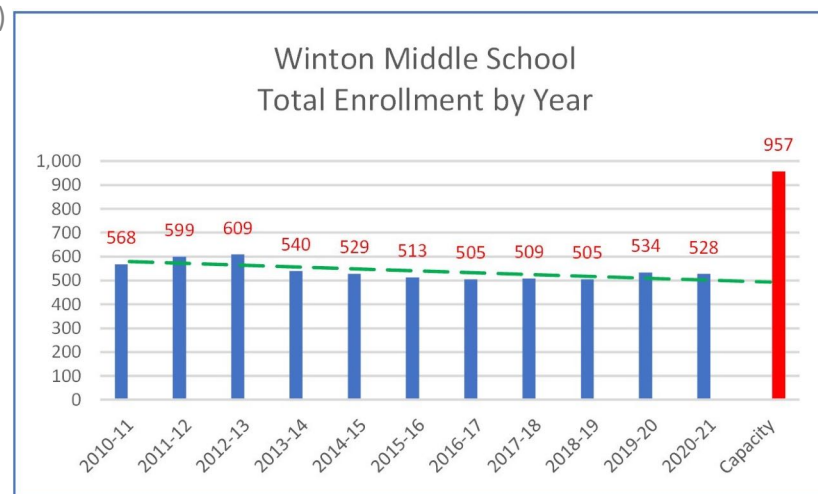
- Original Construction: 1951
- Site Under Modernization Measure H
- Site Acreage: 12.76
- Total Classrooms: 34
 - Permanent Classrooms: 30
 - Portable Classrooms: 4
- Assessment Rating: 1.8
- Solar PV: 133 kW

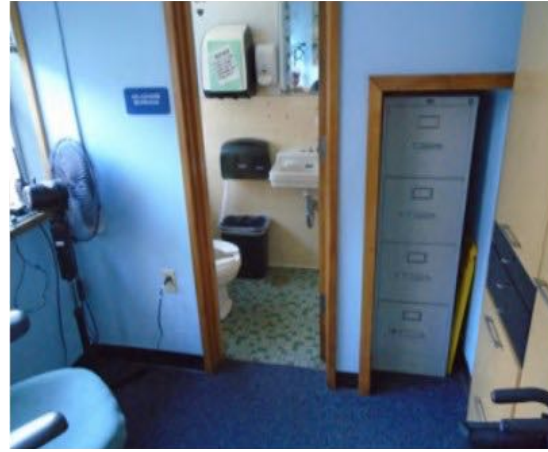
ENROLLMENT

- Current Enrollment (2021): 528
- Enrollment Capacity: 957

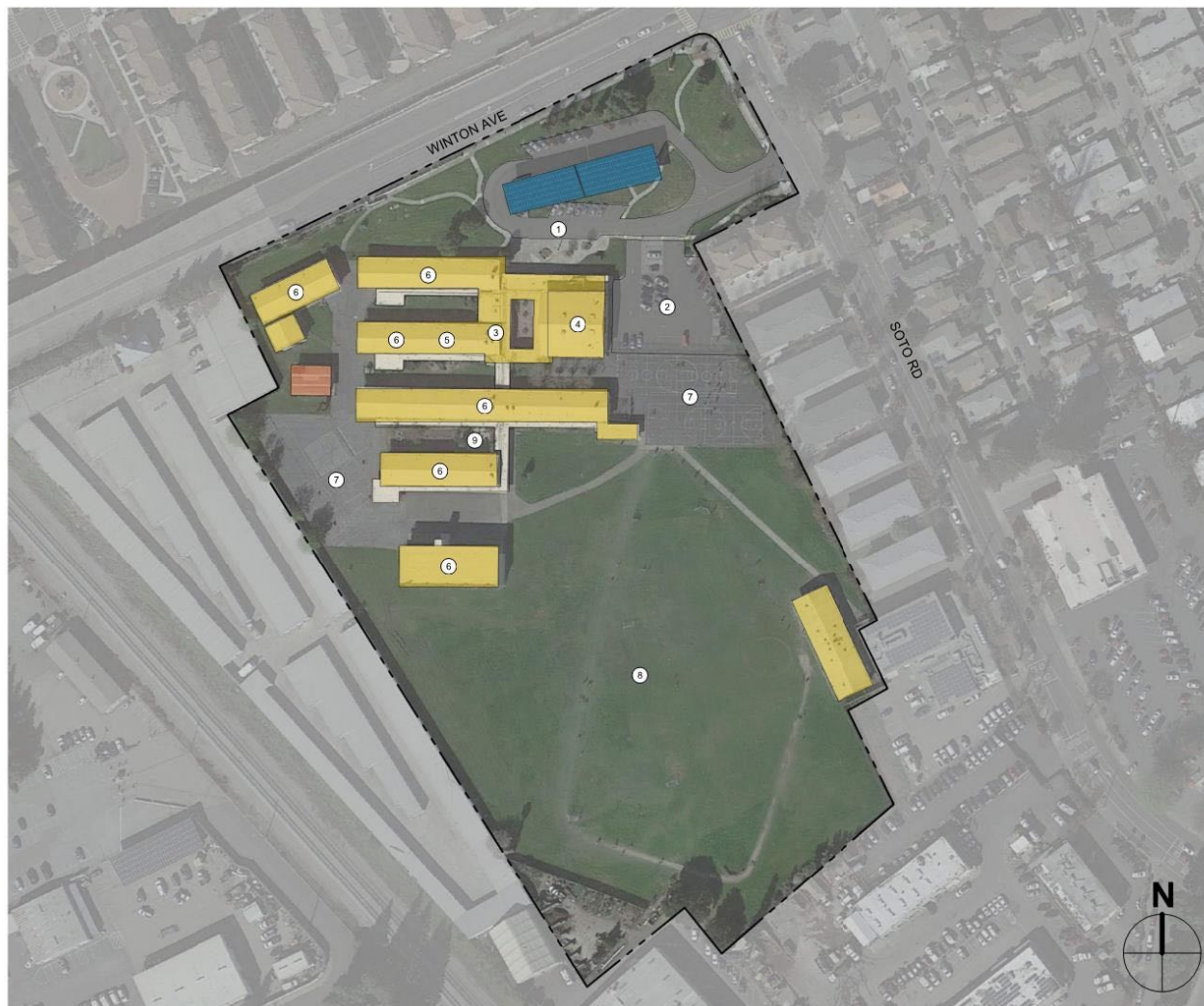
PROGRAMS/SERVICES

- Grades 7-8
- Advancement Via Individual Determination (AVID)
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- LISTAS
- Bridge to College
- Puente





FMP UPDATE - WINTON MIDDLE SCHOOL — EXISTING CONDITIONS
07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

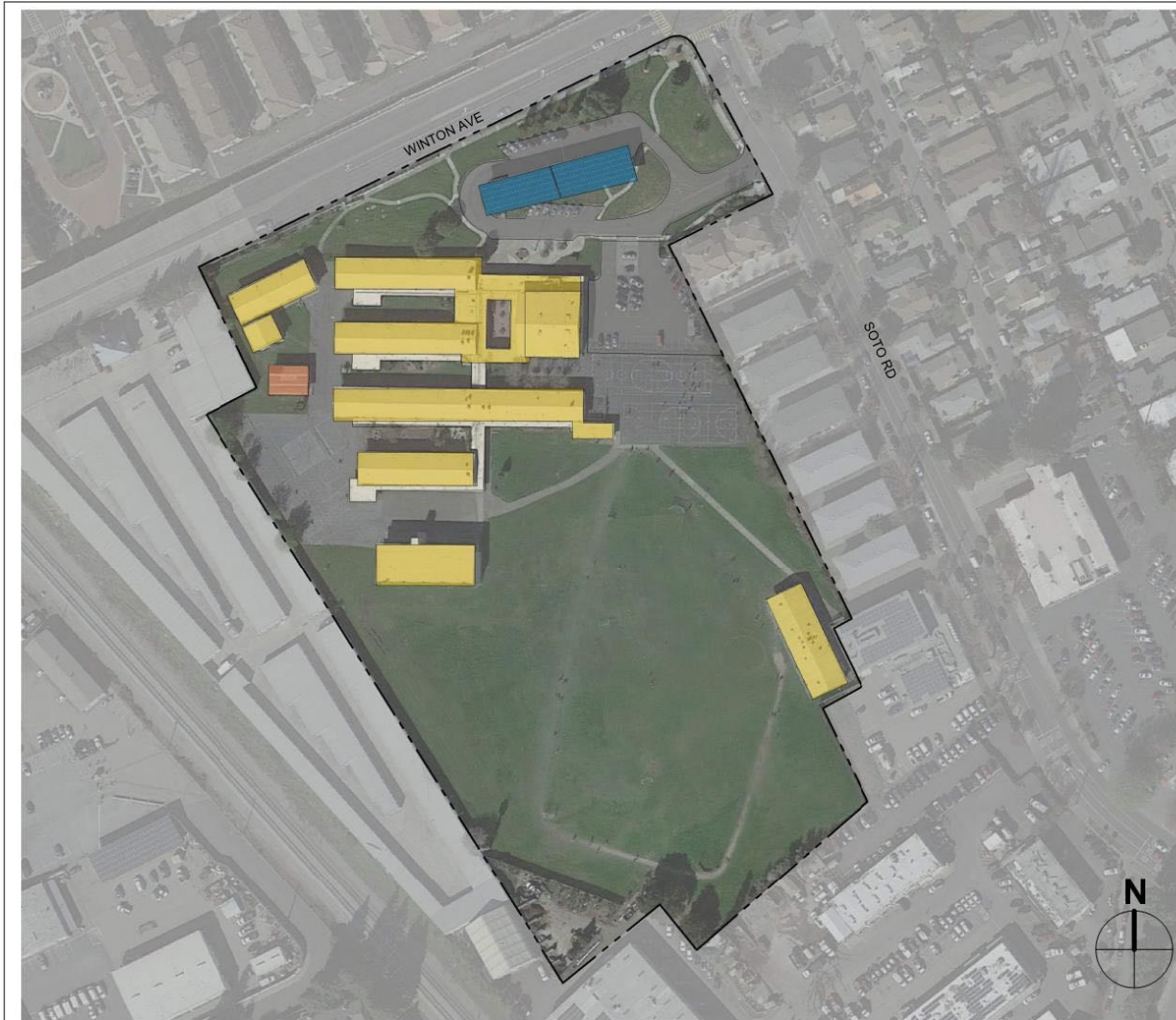
- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

- ① STUDENT DROP OFF
- ② STAFF & VISITOR PARKING
- ③ ADMINISTRATION
- ④ MULTI PURPOSE
- ⑤ LIBRARY
- ⑥ CLASSROOMS
- ⑦ HARDCOURTS
- ⑧ SPORTS FIELD
- ⑨ GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1951
 SITE ACREAGE: 12.76
 TOTAL CLASSROOMS: 34
 PERMANENT CLASSROOMS: 30
 PORTABLE CLASSROOMS: 4
 ASSESSMENT RATING: 1.8
 SOLAR PHOTOVOLTAIC SYSTEM: 133 kW
 ENROLLMENT (2021): 528
 ENROLLMENT CAPACITY: 957



**Summary of Stakeholder Meeting
 June 10, 2021**

Facilities Needs Identified by Stakeholders

- Updated lighting
- New fencing, not climbable
- Updated plumbing system
- Expanded/modern/accessible restroom facilities
- Hot water in classroom sinks
- HVAC, ventilation, air filtration, controllability
- Additional water stations/bottle fillers
- Electrical updates, additional outlets
- Traffic study for redesign of safer parking
- Locker room remodel
- Windows and doors that open close properly
- New blinds/curtains
- ADA accessibility

Additional Facilities Improvements Recommended by
 Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New play structures
- New playground equipment
- Outdoor seating area with shade structures
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated classroom technology

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Winton Middle School
FMP Site Meeting Date: 6/10/21

Year of original construction: 1951
Age of School: 70
TRi Rating 2019: 1.8
DCA Rating Update 2021: 1.8
2021 Enrollment: 528

Total No. of Classrooms: 31
No. of Permanent Classrooms: 30
No. of Existing Portables: 1
No. of Portables to be replaced: 1
Total Bldg Sq. Ft.: 40,065
Sq. Ft. of Permanent Bldgs: 39,105
Sq. Ft. of New Portables/Prefab Classrooms: 960
Site Acreage: 12.76
Usable Site Sq. Ft.: 515,761

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	39,105	\$6,432,133	\$13,189,550	\$19,621,683	\$502
2	Site Modernization Cost	515,761	\$1,524,299	\$3,913,707	\$5,438,006	\$11
3	Portable Replacement Cost	960	\$376,553	\$326,592	\$703,145	\$732
4	Total Project Cost Estimate	40,065	\$8,332,985	\$17,429,849	\$25,762,834	\$643

Adjustments for 2021 modernization scope 4,821,760 10,246,240 15,068,000

Placeholder amounts for FMP budget 3,511,225 7,183,609 10,694,834 267

Preliminary Implementation Timeline:

* Design 10 months
* DSA Approval 4 months
* Bid Process 2 months
* Construction 12 months
* Move-in 1 month

Notes:

- This cost estimate is based on a full modernization scope
- Above figures are Total Project Costs
- See backup sheets for further detail of recommended scope of work and markups
- Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
- Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
- Total Building Sq. Ft. includes permanent and portable buildings
- Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
- "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plumbing)
- "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
Upgrade scope assumes all Repair scope will be completed concurrently
- Projects in-progress, funded by Measure H are not included in above figures